3

Karen Johnson Davidson County
Batch# 1309630 DEEDQC
08/13/2025 02:40:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250813-0064548

This instrument prepared by and after recording return to:

Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue, Suite 460
Nashville, TN 37203
Attn: Ashley N. Gold

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Hall Enrichment Group, LLC **272 Bluegrass Drive** **Hendersonville, TN 37075**	Same as New Owner	051 11 0 066.00

FOR AND IN CONSIDERATION of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles Hardiman, Jr., an individual and Charles Hardiman, Jr. as Trustee of the Testamentary Trust established under the Will of C.E. Hardiman, Sr.** as tenants in common (hereinafter collectively referred to as "Grantors"), herein this day does by these presents convey and forever **QUITCLAIM** to Hall Enrichment Group, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantors" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantors have or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "**Property**").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed and effective as of the 13 day of August, 2025.

GRANTOR:

Charles Hardiman, Jr.

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Hardiman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained, by personally signing his name.

Witness my hand, at office, this 13th day of August, 2025

Notary Public
My Commission Expires: 5-3-2027

GRANTOR:
C.E. Hardiman, Sr. Testamentary Trust

Charles Hardiman, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared Charles Hardiman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in the foregoing instrument and who upon oath acknowledged himself to be the Trustee of the Testamentary Trust established under the Will of C.E. Hardiman, Sr., admitted to Probate on December 18, 1991, and that as such Trustee, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing the name of the trust as such Trustees.

Witness my hand, at office, this 13th day of August, 2025

Notary Public
My Commission Expires: 5-3-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

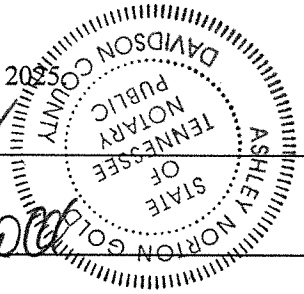
AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 13 day of August, 2025

Affiant

Notary Public



My Commission Expires: 5-3-2027

EXHIBIT "A"

As-Surveyed Legal Description of the Property

Land situated in the 7th Civil District, City of Nashville, Davidson County, Tennessee, being identified as Parcel 66.00 on Davidson County, TN Property Map 51, same being a portion of Lot 2 on the Map of Haysboro Subdivision, of record in Plat Book 421, Page 59, in the Register's Office for Davidson County, TN, said Parcel being bounded on the south, west and north by Hall Enrichment Group, LLC, on the east by Gallatin Road/U.S. 31E (R/W 82') and being more particularly described as follows:

Commencing at an existing concrete monument in the west margin of Gallatin Pike/U.S. 31E (R/W 82') at the northeasterly corner of the property owned by Hall Enrichment Group, LLC, of record in Instrument No.: 20211210-0163883, said Register's Office, same being identified as Parcel 101.00 on Davidson County Property Map 51, thence, with the west margin of Gallatin Pike, S 26°18'39" W a distance of 179.82 feet to the Point of Beginning, being 40' from the centerline of said road;

Thence, with the west margin of Gallatin Pike, S 26°25'01" W a distance of 50.00 feet to a mag nail (set) in the northeast corner of the property owned by Hall Enrichment Group, LLC, said Instrument No.;

Thence, with the north line of Hall Enrichment Group, LLC, same being identified as Parcel 67.01 on Davidson County Property Map 51, N 69°57'40" W a distance of 249.00 feet to a mag nail (set) in the line of Parcel 101.00 on Davidson County Property Map 51;

Thence, with the line of Parcel 101.00, the following two (2) calls:

N 20°40'28" E a distance of 50.00 feet to a mag nail (set);

Thence, S 69°53'29" E a distance of 254.00 feet to the Point of Beginning, containing 12,536 square feet or 0.29 acres, more or less.

Being the same property conveyed to CHARLES EDWARD HARDIMAN AND WIFE, DESSIE DORINE HARDIMAN, by deed from JOHN O. PATTERSON AND WIFE, EDNA LANDIS PATTERSON, of record in Book 2044, page 393, dated April 28, 1952, said Register's Office. CHARLES EDWARD HARDIMAN died on or about September 5, 1994, leaving DESSIE DORINE HARDIMAN as the surviving tenant by the entirety. DESSIE DORINE HARDIMAN died testate on or about April 8, 2007, devising said property to CHARLES HARDIMAN, JR. by will of record in Case No. 07P799 in the Seventh Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20071218-0145335, said Register's Office; and also including

Property conveyed to CHARLES EDWARD HARDIMAN, by deed from MCDONALD'S CORPORATION, of record in Book 3951, page 834, dated October 26, 1965, said Register's Office. CHARLES EDWARD HARDIMAN died testate on or about September 5, 1994, which Will, was admitted to the Probate Court for Davidson County in Case No. 98420, a certified copy of which is of record in Instrument No. 20250725-0059115, Register's Office for Davidson County, Tennessee. CHARLES EDWARD HARDIMAN'S interest in said property was conveyed into a Testamentary Trust created in said Will, and CHARLES HARDIMAN, JR. was appointed Trustee of the Testamentary Trust of CHARLES EDWARD HARDIMAN, by Order, a certified copy of which is of record in Instrument

No. 20250725-0059114 said Register's Office, and Certification of Trust of record in Instrument No. ___202508130064546___, said Register's Office.

DESSIE DORINE HARDIMAN died testate on or about April 8, 2007, devising her portion of said property to CHARLES HARDIMAN, JR. by will of record in Case No. 07P799 in the Seventh Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20071218-0145335, said Register's Office.

Address of Property: 1248 Gallatin Pike, Madison, Tennessee 37115

Tax Parcel Id: 051 11 0 066.00

Certificate of Authenticity

I, Melissa Goetz, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08-13-2025

Date

Affiant Signature

08-13-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of August, 2025

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON